Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

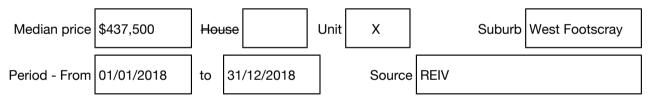
20/106 Cross Street, West Footscray Vic 3012

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$359,000

Median sale price



Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | | Price | Date of sale |
|--------------------------------|---|-----------|--------------|
| 1 | 2/102 Cross St WEST FOOTSCRAY 3012 | \$475,000 | 24/11/2018 |
| 2 | 11/106-108 Cross St WEST FOOTSCRAY 3012 | \$365,000 | 10/12/2018 |
| 3 | 7/106 Cross St WEST FOOTSCRAY 3012 | \$365,000 | 10/10/2018 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

petermarkovic





Rooms: Property Type: Unit Agent Comments Indicative Selling Price \$359,000 Median Unit Price Year ending December 2018: \$437,500

Comparable Properties



2/102 Cross St WEST FOOTSCRAY 3012 (REI) Agent Comments





Price: \$475,000 Method: Auction Sale Date: 24/11/2018 Rooms: -Property Type: Apartment

11/106-108 Cross St WEST FOOTSCRAY 3012 Agent Comments (REI)



Price: \$365,000 Method: Private Sale Date: 10/12/2018 Rooms: -Property Type: Apartment



7/106 Cross St WEST FOOTSCRAY 3012 (REI) Agent Comments



Price: \$365,000 Method: Private Sale Date: 10/10/2018 Rooms: -Property Type: Apartment

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